

## COMMITTEE ON LANDS AND BUILDINGS

**May 15, 2007**

**6:00 PM**

Chairman Thibault called the meeting to order.

The Clerk called the roll.

Present: Aldermen Thibault, Smith, Forest, Roy, and Long

Messrs.: M. Tebo, R. Cruess, J. Markham, K. Buckley, T. Bowen, J. Hallee,  
K. Sheppard

3. Communication from Tom Remillard, Principal of Building Networks, LLC, regarding a proposal to purchase cell phone antenna leases at Derryfield Park.  
*(Note: communication from Jody Rivard, Communications Superintendent dated April 30, 2007 enclosed.)*

On motion of Alderman Smith, duly seconded by Alderman Long, it was voted to receive and file this communication.

4. Communication from Mary Tebo, UNH Cooperative Extension, proposing Manchester's first *green roof* for the City Hall Connector.

Alderman Forest moved for discussion. Alderman Long duly seconded the motion.

Mary Tebo, UNH Cooperative Extension, stated thank you very much for having us tonight. We'll make it as brief as possible. I'm an educator with UNH Cooperative Extension. The University hopes to partner with the City in the community to create Manchester's first green roof on City Hall, on the City Hall connector. This innovative project would serve as an educational demonstration site and model for the Manchester community. There is a proposal that's going to be in front of you and on the front of it are some of the benefits that a green roof provides, including energy savings and storm water run off. For the past few years

the University has been working with community partners, Weston Solutions and recently with the Economic Development Office, to create a demonstration green roof. The City Hall connector building was reviewed by Barry Brensinger and found structurally viable. The project has gained momentum and the time seems right to literally get the project off the ground. UNH Cooperative Extension proposes to take the lead and is committing \$2,000 in grant money toward its development. The total cost of the *green roof* would be approximately \$10,000. UNH Cooperative Extension will seek to raise the additional \$8,000 needed through partnering with interested community members, organizations, and businesses. The project will be completed without the need for taxpayer dollars. The University will also work to raise the funds for educational signage to be located on ground level, and if cost efficient, additional funding for temperature monitoring equipment. With the City's approval, UNH will immediately begin the process to secure the additional funding with the goal of installing the green roof before the end of the 2007 growing season. This would allow for national visibility with the coming 2008 Presidential primary, when Manchester, and especially City Hall, is featured nightly on the national news. At this point I'd like to turn the presentation over to Robert Cruess, President and CEO of TFMoran, who has had a green grid roof system on their building in Bedford since 2004.

Mr. Cruess stated just very briefly, we put that roof on three years ago. It's gone through three full winters, and we have done nothing to the roof. As they recommended today, we probably should have at least fertilized it. But this is a picture taken of the roof today after three full winters, and I'm not about to do something that's a little on the wacko side. We've found it to really work, and it saves a little bit of air conditioning in the summer. It doesn't really do that much for you in the winter. It helps out a little bit on treating the storm water, and it really gives you a lot of good press. All of our clients stop, look at it, and I think there's some merit to the City taking a step forward. It does help reduce heat levels and things like that, and especially if it's paid for without tax dollars. But anybody could come out, take a look at it. All I can tell you is it's easy, three full winters and we've had no problems, and that's it unless anybody has questions.

Alderman Long asked do you need to re-seed it?

Mr. Curess responded we have one spot back here in the corner where it doesn't get much light. We haven't re-seeded. I'd say this is about five percent of the area that's in complete shadow, so today they've brought us other plants that we will put in that are more susceptible, or do better without much sunlight. But other than that, nothing. So we are going to put in one little corner a few other plants.

Alderman Long asked what is the maintenance on that?

Mr. Cruess responded nothing, zero. Maybe we should have done something.

Chairman Thibault asked do you have to cut the grass or anything?

Mr. Cruess responded no. These are Sedums and they only grow about this high. If you put grass then it would grow, but these Sedums are just little plants. They grow close to the ground. We have done nothing. I did send somebody up to weed it once, where other stuff had blown in, but no problem either with snow or rain, the drainage, absolutely nothing. So I do recommend it.

Alderman Forest stated the question I have is for Mary. Have you consulted our Building Department as far as the weight that it would add to this?

Ms. Tebo responded yes. Barry Brensinger, actually in 2004, did the structural engineering and gave the approval. And I again talked to him two weeks ago, and he said yes, if you go with the same proposal you were looking at in 2004, it's structurally viable and the roof should last longer actually. It extends the life of the roof.

Alderman Forest stated the roof itself would be different than what's on there now. You would put a separate roof for this?

Ms. Tebo responded no, actually I'm going to turn this over to Jared Markham to talk about that, but I know it's a cover sheet like a slip sheet, and then he has an example of what will go on top.

Mr. Jared Markham of Weston Solutions stated as Mary was saying, this is a geotextile. It's like a felt fabric slip sheet that would go down. And that provides some supplemental protection of the waterproofing from people being up there and putting these down on it. And then actually we have a sample module in the front there. That is what would go down; just a bigger size. That's a smaller sized version of it. And we have some photos for you here. These are a Photoshopped markup of approximately what it would look like. But this one you can see, over time, once the plants do grow up a little bit, it will be visible likely from the ground level. These are the Sedum plants that Bob was talking about. They all flower. They're all very attractive, very drought resistant, really very minimal maintenance.

Alderman Osborne stated Alderman Forest had one of the questions I was going to ask, but also I wanted to ask this other thing. But getting back to the weight, what is that equivalent to, the weight to that? Like another layer of roof? That's quite heavy.

Mr. Markham stated it weighs fifteen to eighteen pounds a square foot when it's wet. So it is similar to gravel ballast. If you had a ballasted roof, that's approximately ten pounds a square foot. So it is slightly more than gravel ballast, but the structural engineer had already said that it should hold.

Alderman Osborne asked when you have to redo the roof, what do you do then, when a roof has to be repaired?

Mr. Markham responded just move them. They don't attach to the roof, so you just pick them up, stage them off to the side, do your repairs and put them back.

Alderman Osborne asked how about insects?

Mr. Markham responded it will probably attract some bees and butterflies and things like that. We haven't had any roofs where we've had problems with problematic insects – ants, things of that nature. They just attract the insects that are attracted to flowers.

Alderman Smith stated this is just a follow-up on Alderman Osborne's request. What about pigeons and birds?

Mr. Markham responded we haven't seen too many where birds have been really attracted to these either, unless they may be going after insects that are attracted to them. Bob could probably speak if they've had any.

Mr. Cruess stated ours, we look at it every single day. We pass by it and look at it. Frankly, I haven't seen a bird there. Maybe they are but I've never seen a bird.

Ms. Tebo stated I could just add to that too. Because it's just ground covers, there's not space really for birds. If there were shrubs or if there were big, tall grasses, which we're not going to be doing, that would provide habitat, but this doesn't provide habitat.

Alderman Smith stated just to follow up. We have a problem with seagulls. And it's because of the seeds and moisture in the green grass. And it looks like in some areas like a turkey farm with all the seagulls there. I'm just wondering if this same situation is going to happen. You can go all over the City with our monuments and you know that the pigeons have been there.

Mr. Markham stated well the seagulls actually...it's funny that you bring that up. We did a project in New Bedford where they obviously have a lot of seagulls, and that particular project was specked to have a lot of ornamental grasses. And the seagulls actually took all of the grasses out of that roof, but they never touched the

Sedums. They weren't attracted to these types of plants at all. It was just the grasses. And this particular project wouldn't have any grass in it.

Chairman Thibault stated I have one questions that I'd like to ask. Can you tell us...any kind of insulating factor that this might have to the building?

Mr. Markham stated it doesn't have an R value. Some of the other projects that we've done, such as with the city of Chicago...That wasn't a green grid roof but Weston worked with them on that project. We did a demonstration on Boston City Hall. They're sort of looking to see what those effects are. There isn't an R value associated with a green roof. You do have additional thermal mass in the winter -time, but it's really in the summertime because the plants are taking up water. They're evapo-transpiring; they're shading the roof. So you get sort of an active cooling effect. But in the wintertime it's very minimal in terms of any insulating value.

Alderman Osborne stated one follow up again on the weight. You say 18 pounds per square foot?

Mr. Markham responded yes, when it's wet.

Alderman Osborne asked so something this size that we're talking here weighs how much when you're through?

Mr. Markham responded 600 square feet, approximately, times eighteen. My math's not that good in my head so I'll let one of you guys with a pencil work that out, but when you look at the structural capacity of the roof, it's more on a per square foot basis rather than a total weight basis that you'd...

Chairman Thibault stated and the Building Department is all right with that? They have no problem with the...

Ms. Tebo stated correct. Barry Brensinger worked with them. I want to say...I wish I had that figure in front of me, but I think it would accommodate up to like 90 pounds per square foot extra, and this is only fifteen to eighteen.

Alderman Roy stated just to answer that question, the total weight is 10,800 pounds for that square footage, but you're not looking at a...as the gentleman said, a total weight. You're looking at a per square foot weight which these buildings were built to accommodate. A snow load, which I believe, you know, 70 to 90 pounds per square foot. So you'd be fine.

On motion of Alderman Roy, duly seconded by Alderman Forest, the proposal passed.

7. Communication from Mayor Guinta submitting a proposed policy recommendation relative to payments-in-lieu of taxes from EPD and the Water Department.  
(Tabled 04/17/2007)

On motion of Alderman Forest, duly seconded by Alderman Smith, it was voted to remove this item from the table for discussion.

Chairman Thibault stated maybe Kevin could give us a little idea as to where we're at with this. Kevin, you weren't here the last meeting and if you could enlighten us here as to where we're at.

Mr. Kevin Buckley, City Internal Auditor, stated I was asked to originally put some numbers together to see if it would be feasible to charge some of the Enterprise Funds, mainly Water and Recreation Fund, payment-in-lieu of taxes and see if the amount that it would decrease the tax base compared to how much it would increase the water and sewer fees, if it would be feasible to do. I think part of the reasoning behind this is that water and the sewer, the EPD Department would be able to charge part of the amount out to the towns and customers outside of Manchester, which would help to offset some of these costs. When I put the numbers together, I erred in not putting fire hydrants in my figure. And once you put the fire hydrants in, the cost of a fire hydrant, it made the water part of it prohibitively expensive to do it. On the EPD side of it, the numbers look okay on the top, but the more you look into this thing, the less feasible it begins to look. You'd have to change a whole bunch of stuff and the part that would make it worthwhile doing is to charge it out to the other towns, the towns that participate, but they have agreements that you would have to get them to change to allow them to pick up the costs – the list of the costs that they will pick up. You'd have to get them to change those agreements. Goffstown and one of the other towns have a forty-year agreement. They're in the middle of them. Londonderry had, I believe, a twenty-year agreement that is over now and they've been trying to renegotiate with them, and it's been year to year for the last couple of years, and they look like they're fine the way it is, and they don't want to deal... So it would be very difficult to get them to agree to that, especially the two that are in the middle of their contracts with the EPD. At first I kind of agreed with the idea but now I think I'm at the point where I couldn't recommend it.

Alderman Long stated there was also mention that some towns were paying...were getting a better deal than Manchester was. There was some mention of that when this proposal came forward, as far as water service.

Alderman Forest stated can I just clarify. I think the comment that was made is we subsidize other towns, not that they were getting cheaper but it kind of made it sound like we're giving water away to other towns, but that was the comment made, that we subsidize other towns.

Mr. Buckley stated I didn't look into that so I can't really speak to that.

Chairman Thibault asked could we have Mr. Bowen up here? That's a good point; that's a good question. Tom, what is the system now and how do you get paid back from some of these towns that you service now? Would you explain to the Committee exactly where that's at, how that happens?

Mr. Thomas Bowen, Director of the Water Department, stated we're authorized by the Public Utilities Commission to charge the out-of-town residential, commercial and industrial customers a fifteen percent premium over and above what is paid in town, and that's the same for private fire protection and municipal fire protection as well. Although, we don't charge for municipal fire protection in Manchester at all. That is not charged to Manchester.

Chairman Thibault stated but the other towns all pay, and they pay at a rate which would be fifteen percent higher than what we would be charging in Manchester, if we did charge it. They're all above what Manchester customers pay.

Alderman Smith stated I don't think we should expound on this situation. It's illegal to do it from the City Solicitor. And I think that it would involve the Parks and Recreation, Fire Department, Highway, School Department, all agencies, and I just can't see this.

On motion of Alderman Smith, duly seconded by Alderman Forest, this proposal was defeated.

On motion of Alderman Long, duly seconded by Alderman Roy , it was voted to remove item 8 from the table for discussion.

7. Communication from Jen Hallee, Events Manager of City Year, seeking approval to paint a community mural on the Maple Street side of the Highway Department facility located at 227 Maple Street.  
(Tabled 04/17/2007)

Chairman Thibault stated I guess the people are here that might enlighten us a little bit as to where it's at. Please come on up.

Ms. Jen Hallee, Events Manager of City Year New Hampshire, stated I'm helping to coordinate the Conference Service Day that will be coming up in June as a part of our national convention. We had proposed to do a mural on the Highway Department building, and Kevin is here also so he can answer questions that you have and to talk about our proposal for an idea. The idea is based on the Chamber of Commerce's unofficial motto, that Manchester is a place where history invites opportunity. And so what we would do is put images, like you see in your packet, representing Manchester's history and Manchester's sort of current, and Manchester's future, that represent both the history and the opportunity that exists in this City and this community. These images would stretch the length of the building on Maple Street, of which I have some pictures if you need help visualizing. There's black and white. Maybe the color is not brought back to memory but...There are sort of indents within the building, kind of lines, and we would use those to create borders for each of our images. There are actually sixteen of those sections running the length of the wall. We wouldn't do the two end ones, so that gives us fourteen different images to paint up on the wall as a part of this service day.

Chairman Thibault asked is this Maple Street that I'm looking at here?

Ms. Hallee responded yes.

Chairman Thibault asked so what kind of a mural are we talking about here?

Alderman Roy stated while I support this, all I would ask is that any motion include just approval by the Director or Deputy Director for content. I have all the faith in you in the world, so if we could move this forward.

Alderman Roy moved to approve this project. The motion was duly seconded by Alderman Forest.

Alderman Smith stated I would just assume that you would do something since it's the Highway Department building, that you would do a mural whether labor works or whatever it is, and I certainly would appreciate it if it's going to be historical.

Ms. Jen Hallee stated we're actually going to incorporate what the Highway Department does into some of the images.



Mr Kevin Sheppard, Deputy Director of Public Works, stated Jen has agreed that if there's any maintenance that needs to be done on the mural, for example graffiti goes across the mural they will maintain the mural and that was one of our concerns.

Chairman Thibault stated Kevin's good with a brush, so give him a brush!

There being no further discussion, Chairman Thibault called for a vote on the motion. The motion carried.

### **TABLED ITEMS**

5. Communication from Mayor Guinta requesting staff prepare recommendations relating to placing out to competitive/sealed bid parcels located on Granite Street, Phillippe Cote Way and Seal Tanning parking lot as requested by David Brady of Brady-Sullivan.  
*(Note: tabled 08/22/2006. Previous reports enclosed for informational purposes.)*

This item remained tabled.

6. Communication from Ms. France Howard requesting to purchase city-owned parcels known as Map 861, Lots 32 & 32A.  
*Assessors – range of value \$10,400.*  
*Planning – determined surplus to City needs and recommends sale of two parcels to owner of 126 Phillip Street noting a condition to the sale requiring Lots 32 and 32A be merged with Lot 44 to form a single parcel.*  
*Tax Collector – Map 0861/0032 (\$32.30 in back taxes – not including interests and costs) and Map 0861/0032-A (\$6.69 in back taxes – not including interests and costs).*  
*(Tabled 12/05/2006)*

This item remained tabled.

There being no further business, on motion of Alderman Smith, duly seconded by Alderman Forest, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee